THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
THE CECELIA LANIER REVOCABLE LIVING TRUST
3188 QUALYNN DR
NASHVILLE, TN 37207

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
The Cecelia LaNier Revocable Living Trust 3188 Qualynn Dr Nashville, TN 37207	Same as Grantee	Parcel #: 050 15 0 151.00

This Quitclaim Deed (the "Deed") is made effective this 28 day of September, 2022 (the "Effective Date") between Robert O. LaNier, a deceased married man, and wife, Cecelia J. LaNier (the "Grantors"), and **The Cecelia LaNier Revocable Living Trust dated September 28, 2022, and any amendment thereto, Racal Lanier, Trustee, or any successors in interest (the "Grantee")**, with the mailing address of 3188 Qualynn Dr, Nashville, TN 37207.

WITNESSETH, that the Grantors, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 471 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 471 fronts 80 feet on the easterly side of Qualynn Drive and extends back 139 feet on the northerly line and 140.5 feet on the southerly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to James M. Hall and wife, Elizabeth F. Hall by deed from Gaines Home Building Corporation of record in Book 3430, page 389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3188 Qualynn Dr, Nashville, TN 37207.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00004696 , at Page 0000219.**

Witness my hand this 28 day of September, 2022.

Cecelia J LaNier
Grantor Name - Surviving Spouse

Cecelia J. LaNier
Grantor Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day, personally appeared before me, Cecelia [redacted] LaNier, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 28 day of September, 2022.

Notary Public: Karen Moore
My Commission Expires: 1/12/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 28 day of September, 2022. :

Notary Public: Karen Moore

My Commission Expires: 1/12/2025

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 930547 **DEEDQC**
10/17/2022 12:04:04 PM 1 pg
Fees: $12.00 Taxes: $0.00

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